016.A	0002	0010.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	724,300	/	724,300
USE VALUE:	724,300	/	724,300
ASSESSED:	724,300	/	724,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		LAKE ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	BLAUSTEIN SETH
Owner 2:	
Owner 3:	
Street 1:	142 LAKE ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KAMADA ROY OSAMU JR -
Owner 2:	NORONHA GLORIA RUTH -
Street 1:	142 LAKE ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1939, having primarily Wood Shingle Exterior and 1843 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	724,300			724,300
Total Card	0.000	724,300			724,300
Total Parcel	0.000	724,300			724,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.00 | /Parcel: 393.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	290225
GIS Ref	
GIS Ref	
Insp Date	06/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 016.A-0002-0010.2

!15513!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	785,500	0	.		785,500	785,500	Year End Roll	12/18/2019
2019	102	FV	684,900	0	.		684,900	684,900	Year End Roll	1/3/2019
2018	102	FV	448,600	0	.		448,600	448,600	Year End Roll	12/20/2017
2017	102	FV	408,900	0	.		408,900	408,900	Year End Roll	1/3/2017
2016	102	FV	408,900	0	.		408,900	408,900	Year End	1/4/2016
2015	102	FV	377,800	0	.		377,800	377,800	Year End Roll	12/11/2014
2014	102	FV	360,500	0	.		360,500	360,500	Year End Roll	12/16/2013
2013	102	FV	360,500	0	.		360,500	360,500		12/13/2012

PRINT

Date	Time
12/11/20	05:13:26

LAST REV

Date	Time
04/27/20	13:40:55

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15513

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAMADA ROY OSAM	73618-470	2	11/8/2019		750,000	No	No		
MAINALI BISHAL,	69258-329		5/10/2017		720,000	No	No		
KENYON JASON R	54036-303		12/22/2009		294,000	No	No		
SAHTOURIS NIKOS	49807-153		7/20/2007		292,000	No	No		

USER DEFINED

Prior Id # 1:	11392
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1218	Porch	17,501	C				
5/26/2011	497	Dormers	152,000					REAR FULL SHED DRM

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
6/7/2018	Measured	DGM	D Mann
1/30/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7923													G9			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	53.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.21972322
Const Adj.:	0.98745072
Adj $ / SQ:	355.303
Other Features:	86647
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	889764
Depreciation:	165496
Depreciated Total:	724268

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	426.36
Special Features:	0	Val/Su Net:	393.00
Final Total:	724300	Val/Su SzAd	393.00

SKETCH

UnSketched SubAreas:
GLA: 1843,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,843	355.300	654,823

Net Sketched Area:	1,843			Total:	654,823
Size Ad	1843	Gross Are	1843	FinArea	1843

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

016.A-0002-0010.2

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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